125.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	985,500 / 985,500
					USE VALUE:	985,500 / 985,500
					ASSESSED:	985,500 / 985,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22	-24	NEWMAN WAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	P&M CARUSO FAMILY LLC
Owner 2:	C/O PAUL CARUSO
Owner 3:	
Street 1:	63 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARUSO PAUL TR -
Owner 2:	-
Street 1:	63 MORNINGSIDE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,820 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1972, having primarily Vinyl Exterior and 2592 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7820.000	396,400		589,100	985,500
Total Card	0.180	396,400		589,100	985,500
Total Parcel	0.180	396,400		589,100	985,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.21 | /Parcel: 380.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 80361
GIS Ref:
GIS Ref:
Insp Date: 04/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	396,400	0	7,820.	589,100	985,500	985,500	Year End Roll	12/18/2019
2019	104	FV	364,600	0	7,820.	621,900	986,500	986,500	Year End Roll	1/3/2019
2018	104	FV	364,600	0	7,820.	458,200	822,800	822,800	Year End Roll	12/20/2017
2017	104	FV	341,800	0	7,820.	438,600	780,400	780,400	Year End Roll	1/3/2017
2016	104	FV	341,800	0	7,820.	405,900	747,700	747,700	Year End	1/4/2016
2015	104	FV	291,700	0	7,820.	340,400	632,100	632,100	Year End Roll	12/11/2014
2014	104	FV	291,700	0	7,820.	332,500	624,200	624,200	Year End Roll	12/16/2013
2013	104	FV	303,400	0	7,820.	316,800	620,200	620,200		12/13/2012

!9680!

PRINT

Date	Time
12/11/20	00:07:17

LAST REV

Date	Time
04/24/18	09:47:29

ekelly

USER DEFINED

Prior Id # 1:	80361
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9680

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARUSO PAUL TR	58791-359		3/30/2012	Convenience	99	No	No		
	13017-692		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS&NOTICE	CC	Chris C
2/21/2009	Meas/Inspect	372	PATRIOT
11/13/2000	Hearing N/C	189	PATRIOT
5/4/2000	Inspected	276	PATRIOT
10/29/1999	Measured	266	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7820		Sq. Ft.	Site		0	90.	0.84	10									589,137						589,100	

Total AC/HA: 0.17952 | Total SF/SM: 7820 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 589,137 | Spl Credit | Total: 589,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1972	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28.7	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.05509257
Const Adj.:	0.98000199
Adj $ / SQ:	144.759
Other Features:	126000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	555982
Depreciation:	159567
Depreciated Total:	396415

COMMENTS

SCUTTLE HOLE, OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	2		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	12	BRs:	6	Baths:	1				HB	2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

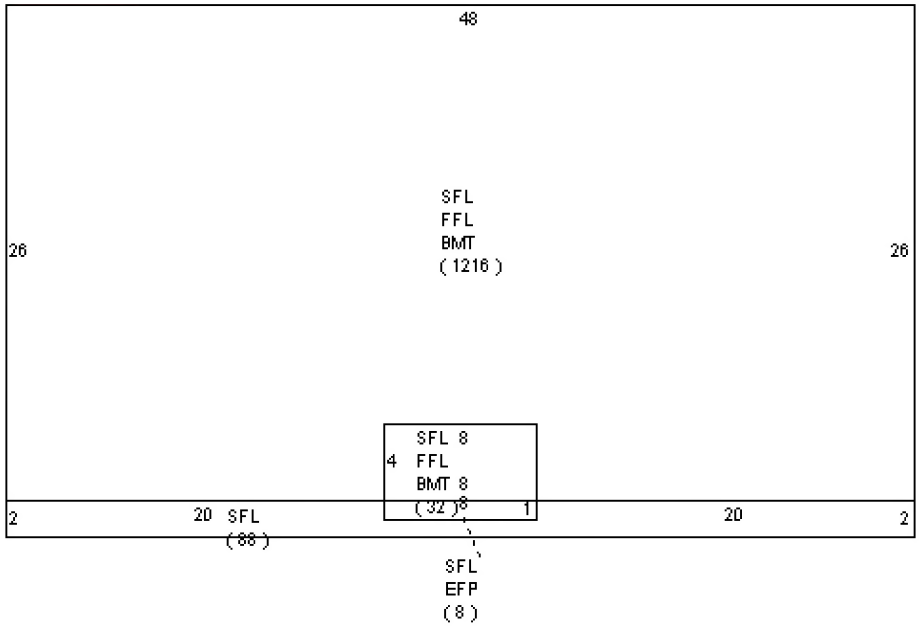
No Unit	RMS	BRS	FL
2	6	3	M
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	144.76
Special Features:	0	Val/Su Net:	103.01
Final Total:	396400	Val/Su SzAd	152.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,344	144.760	194,556
BMT	Basement	1,248	43.430	54,198
FFL	First Floor	1,248	144.760	180,659
EFP	Enclos Porch	8	71.150	569

Net Sketched Area:	3,848			Total:	429,982
Size Ad	2592	Gross Are	3848	FinArea	2592

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: